



**HOLMANS**  
ESTATE AGENTS



# 1 University Farm, Moreton-in-Marsh, Gloucestershire. GL56 0DN

Guide Price £395,000, Leasehold

## Property Description

Nestling in the corner of this elite retirement complex of predominately stone fronted townhouses and positioned to enjoy an attractive southerly aspect to the rear over the communal duck pond, this end terrace, two storey, two double bedroom contemporary style cottage, offers an ideal prospect for later living and is available exclusively for those over 55 years of age.

The property has a homely living room with double doors leading to a dining room which in turn has double doors, leading to a south facing garden room with a privately screened outlook. The property has a modern fitted kitchen with a split level oven and a hob and at first floor level there is a refitted shower room. The property has electric Fischer radiators installed, a ground floor cloakroom/utility area and is on a level position with ease of pedestrian access to the town centre through communal gardens and an archway to the High Street.

University Farm is located to the south of this popular North Cotswold market town, very close to the town centre with a wide range of shops, amenities, hotels, restaurants and the famous Tuesday market. The town further benefits from its own railway station with links between Shrewsbury to London Paddington.

## Hall

(9' 09" x 7' 0" ) or (2.97m x 2.13m)

Easy staircase rising to the first floor with a banister to each side, electric Fischer radiator.

## Cloakroom/Utility

Two piece suite in white, flush wc, pedestal wash hand basin, electric panel radiator, built in extractor, space and plumbing for automatic washer and a walk in under stairs storage cupboard with a circuit breaker and light.

## Living Room

(15' 07" x 11' 10" ) or (4.75m x 3.61m)

Ornamental marble fireplace with carved timber surrounds, front windows with northerly aspect over the gardens, electric Fischer radiator, two five-amp lamp points, telephone point and a TV aerial point.

## Dining Room

(11' 01" x 8' 06") or (3.38m x 2.59m)

Dimplex nightstore radiator with built in cabinet surround, back to back hatch to the kitchen, double doors opening onto the rear garden room.

## Garden room

(10' 0" x 6' 3") or ( )

Quarry tile floor, southerly aspect with blinds to the sloping ceiling and also to two windows on either side and a well screened outlook over the rear garden.

## Kitchen

(10' 1" x 10' 10") or ( )

Fitted on two sides with granite style laminate worktops inset 1 1/2 stainless steel sink unit with a single drainer and mixer tap, three drawer unit, double pan drawer, two tier larder cupboard, space for a dishwasher, wall mounted panel radiator, back to back hatch to dining area, tiled surround to the work surfaces, concealed pelmet lighting, oval worktops, five matching wall mounted cupboards, built in stainless steel cooker hood over a split level halogen hob with split level creda double oven to one side and a southerly aspect over the rear garden.

## Landing

(17' 3" x 7' 0") or ( )

Gallery style landing with batten balustrade, study area to the front, partial open outlook, night store heater and access to the loft space.

## Bedroom 1

(13' 01" x 11' 10" ) or (3.99m x 3.61m)

Double built in wardrobes, telephone point, TV aerial point, wall-mounted Dimplex nightstore heater, and an attractive outlook over the communal duck pond.

## Bedroom 2

(11' 11" x 11' 01" ) or (3.63m x 3.38m)

Double built in wardrobes, wall-mounted Dimplex nightstore heater.

## Shower Room

(9' 05" x 7' 0") or (2.87m x 2.13m)

Timber style floor, low flush wc, pedestal wash hand basin with a vanity mirror above and remote integrated lighting, 5ft 6" wide shower cubicle with a wall mounted shower spray and large glazed doors, a southerly aspect over the gardens and duck pond, chrome ladder style heated towel rail and radiator and a built in airing cupboard with a large foam lagged cylinder and immersion heater.

## Front Garden

(10' 0" x 10' 0") or ( )

Small privet hedge, well stocked flower borders and pathway.

## Outside Rear Garden

Patio, partially screened area with an outside water tap and a gravel pathway leading to an enclosed well screened south facing garden with a foliage covered boundary wall, well stocked with mature plants and shrubs.

## N.B.

The gardens are officially communal. This property is at the end of a row of three cottages and there is a right of access for the property next door. The maintenance of the gardens is covered in the service charge.

## Garage

(16' 08" x 8' 0") or (5.08m x 2.44m)

The garage for this property is located opposite the entrance to the swimming pool and the one belonging to this property is the first on the left hand side and has a timber up and over door, power and light.

## Service Charge

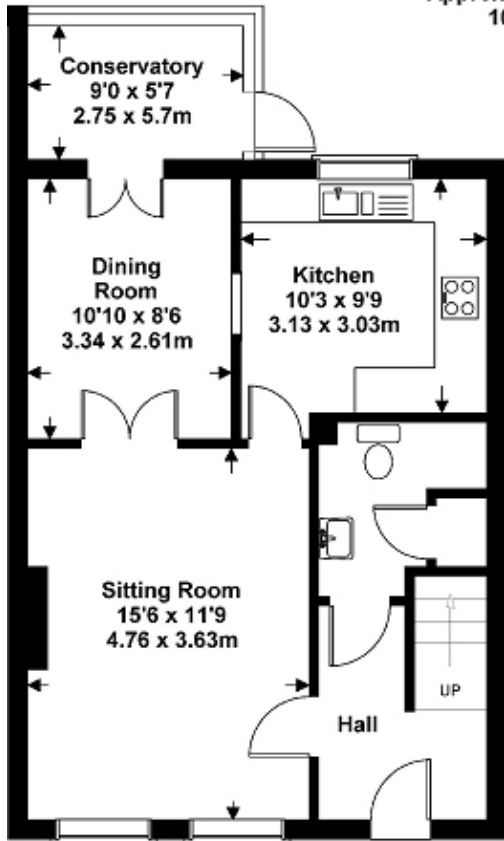
The property is held under a 999 year lease from 1984 with an annual service charge of approximately £5,916 per annum, payable quarterly and which includes an element for ground rent, buildings insurance, gardening, communal lighting and the services of a site warden who has an office on site and who is available mornings. The service charge also includes access to the communal indoor heated swimming pool, in the centre of the development, which has its own changing room, shower, toilets and patio area.



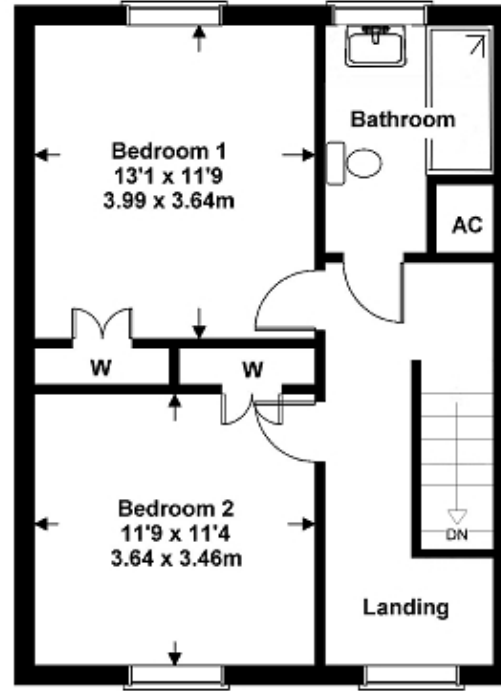


# 1 University Farm, Moreton In Marsh

Approximate gross internal area  
103 sq m - 1109 sq ft



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
[www.potterplans.co.uk](http://www.potterplans.co.uk)

## Directions

From our Moreton-in-Marsh office, turn left continuing south along the high street, continuing over two mini roundabouts and turning left opposite the Manor House into Parkers Lane, the second driveway on the right hand side leads to University Farm and parking for the development can be found on the right hand side, this is the furthest property on the corner in the right hand side opposite the swimming pool.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>		82	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		61
(39-54) <b>E</b>	54		(39-54) <b>E</b>	39	
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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